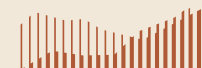


Last Space Remaining - +1,665 SF

New Lease Executed!



THE
TOLMAN



39176 Fremont Blvd., Fremont, CA 94538



LOCKEHOUSE

CHRIS HOMS

(650) 548-2687

chris@lockehouse.com

License #01901922

BRENDAN WALSH

(650) 400-7010

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EXECUTIVE SUMMARY

SUMMARY

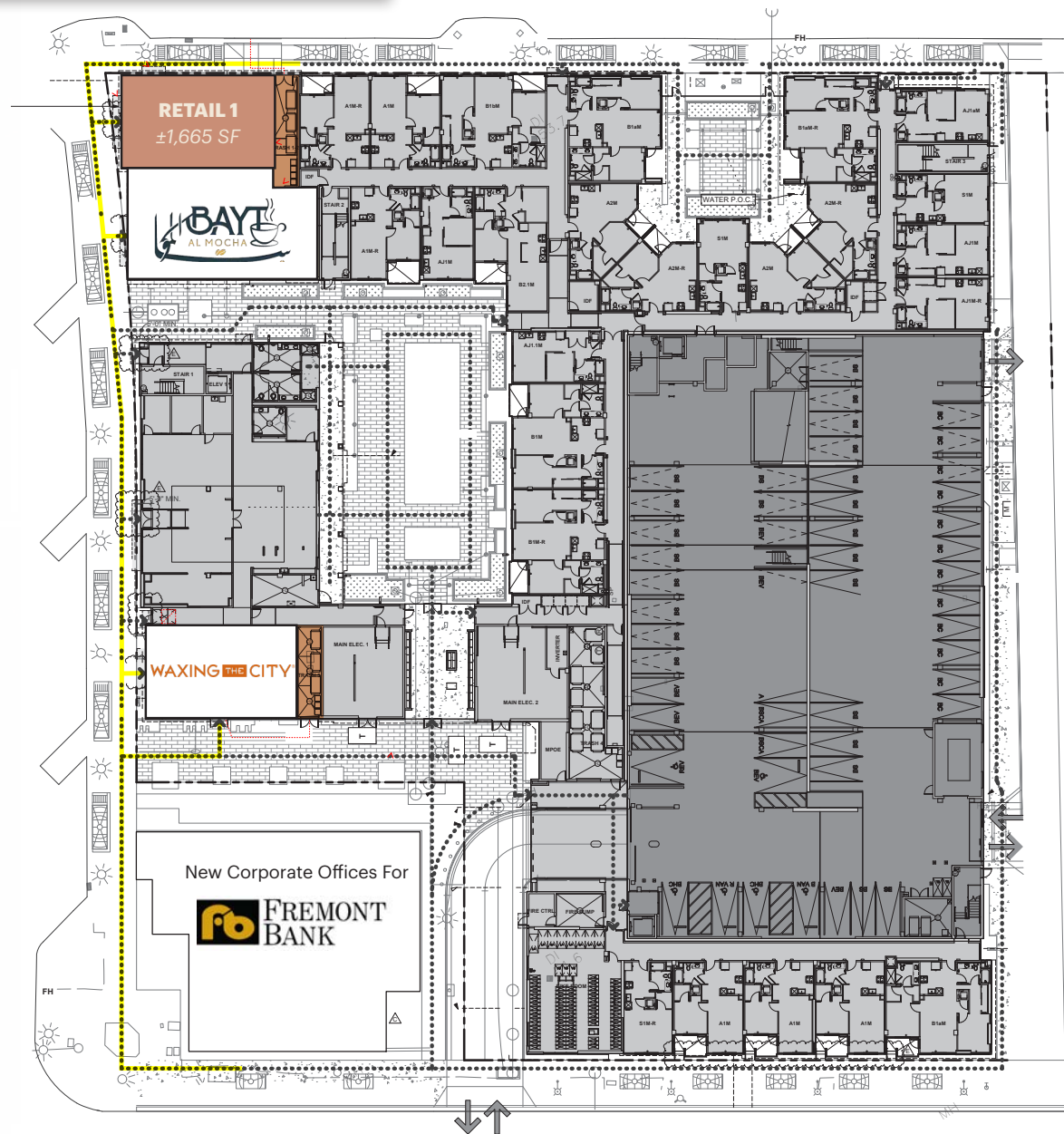
ADDRESS	39176 Fremont Blvd., Fremont, CA 94538
SPACES	Retail/Restaurant 1: ±1,665 SF <i>Vented for Restaurant Use</i> Retail/Restaurant 2: Leased to Bayt Al Mocha Retail 3: Leased to Waxing the City
RENT	Please Inquire with Agent
NNN	\$15.00 PSF / Annually

HIGHLIGHTS

- 3 Retail Spaces Totaling Approx. ±5,700 SF
- Located in the Heart of Downtown Fremont
- 119,457 Employees within 5 Miles
- \$219,202 Average Household Income within 5 Miles
- Traffic Counts:
 - Fremont Blvd. - ±11,857 ADT
 - Capitol Ave. - ±2,916 ADT

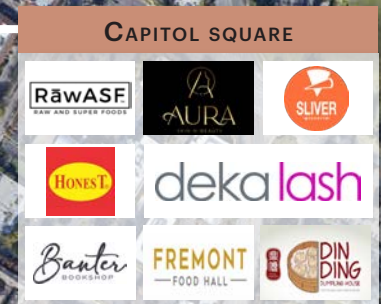
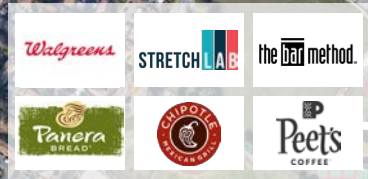


A photograph of two young women sitting at a wooden table in a cafe. They are both smiling and looking at each other. The woman on the left is holding a white coffee cup, and the woman on the right is holding a yellow coffee cup. There are various items on the table, including a small potted plant, a glass of water, and some food. The background is slightly blurred, showing shelves with jars and other cafe items.



R1 1,665 SF **R2** 2,384 SF **R3** 1,642 SF

MARKET AERIAL



PASEO GRANDE PKWY. - 6,742 ADT

MOWRY AVE. - 22,205 ADT

FREMONT BLVD. - 11,857 ADT

WALNUT AVE. - 9,367 ADT



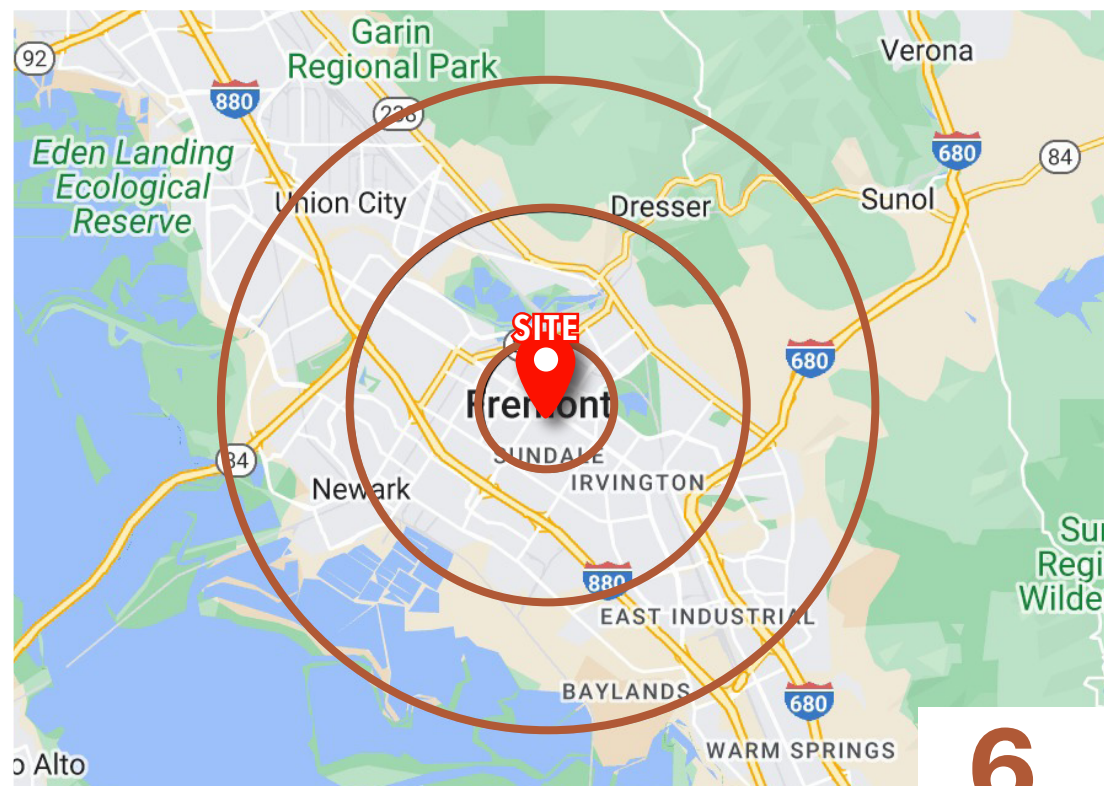
RENDERING



DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population	35,082	175,821	290,092
Daytime Population	27,206	109,620	200,832
Average Household Income	\$178,007	\$207,393	\$219,202
Household Income \$200,000 or More	32.7%	37.9%	40.6%
Median Home Value \$1,000,000 or More	61.6%	66.4%	68.2%
College Degree Bachelor Degree or Higher	58.3%	56.3%	57.1%
Total Retail Expenditures	\$802.26 M	\$4.09 B	\$6.83 B





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